

Normal Heights Community Planning Group

Normal Heights Community Center at 4649 Hawley Blvd

Tuesday, May 6, 2008 6:00 p.m. - 8:00 p.m.

A G E N D A

Welcome & Introductions – (though not required, please sign in on our attendance sheet)

Approval of Previous Meeting Minutes

Public Comment (non-agenda items only, limit of 3 minutes per speaker)

Reports from Government Representatives or others may occur:

3rd City Council District Office – Monica Pelaez,

City Planning and Community Investment Dept. – Maxx Stalheim

76th Assembly District Office -- Melanie Cohn

Updates from other Normal Heights or Mid City organizations

Adams Ave. Business Association – Jim Schneider, Director

Adams Ave. Recreation Council –

Friends of Normal Heights Canyons - Creek to Bay Clean Up and the Friends of Normal Heights Canyons River Days event on Saturday, May 17. The next meeting is Wednesday, May 14, 7pm, at Cafe Cabaret - 3739 Adams

Information Items

1. City Council Candidate forum on Mid-City mobility that was held on May 1st, 5:30 p.m. at Metro Career Center, 3910 University Ave.
2. Comment from another Planning Group. It may be that the DSD Department, responding to the Mayor and the CPCI director, has created a climate wherein development applications are assigned to a lowest review level possible. Also, it used to be that applicants had to show that their applications met Land Development Code rules, now they are presumed conformant, unless staff finds a non-conforming feature it can't ignore. This may lead concerned citizens with more responsibility for careful review. An example of what happens when that attitude is cultivated in Development Services is shown in a recent Grand Jury report available at :
http://www.sdcounty.ca.gov/grandjury/reports/2007_2008/DSD.pdf a portion of which, provided below, refers to a project we reviewed and recommended disapproval.

CASE STUDY #1: The Pacific Coast Office Building - The application for the Pacific Coast Office Building specified a building that would rise to nearly 200 feet—50 feet i.e., 33% higher than the recommended height limit in the Mission Valley Development Plan. The proposal recently rejected by the City Council would require an intrusion into dedicated open space to ensure a mandated 100-foot brush clearance zone. (Brush clearance zones can exceed 100 feet, but cannot be less.) The building site had been found to be an erosion and landslide hazard zone approximately 15 years ago. The proposal suggested, apparently with DSD approval, that this is not true, but the proposal calls for 160 feet of retaining wall. Various versions of a Mitigated Negative Declaration (MND) were prepared, but all seemed to contain errors of omission. When the City Council remanded one proposal to the Planning Commission, the Planning Commission merely approved it again; there is no indication that they carried out the rest of the Council's requests. The MND for

the proposal has now been rejected de facto by the City Council. (The City Council did not have enough yes votes at the meeting when the MND appeal was considered.)

Grand Jury recommendations included the following:

Other jurisdictions ensure that their community planning boards have a real role in discussing and approving large projects. The City of San Diego seems to value the contribution of such boards; but the 2004/05 San Diego County Grand Jury noted that the City frequently disregards community planning boards. To give them more clout, the City could require that any proposal opposed by the appropriate planning board be handled through Process Five. This measure should also help to reduce pressure on the DSD.

3. April 2008 Community Planners Committee meeting – Chair did not attend.
4. San Diego Capital Collaborative interview survey meeting between NHCPG Chair and Capital Collaborative CEO, Barry Schultz. Mission of Capital Collaborative “to increase the social and economic viability of San Diego’s urban neighborhoods by establishing a new industry standard for socially responsible investment of private capital in low and moderate income communities.”
5. A listing is provided below of some upcoming training workshops for planning group members. For a complete listing, please access the Development Services Department website at <http://www.sandiego.gov/development-services/news/events.shtml>. For registration call the City Planning & Community Investment Department at **619-235-5200**.

May 17, 2008 - Community Orientation Workshop (COW)

Location: 9192 Topaz Way, Kearny Mesa

Time: 8:00 a.m. - Noon, RSVP required to attend

Attendance by all elected planning group members at a COW session is required by City Council Policy 600-24, “Standard Operating Procedures and Responsibilities of Recognized Community Planning Committees.” It is also a great opportunity to hear dialogue about operations of community planning groups, and the generally required procedures. This is a 4-hour workshop that includes breakout sessions with speakers from a variety of City departments.

June 30, 2008 - Planning Committee Operations Workshop

Location: 9192 Topaz Way, Kearny Mesa

Time: 6:00 p.m. - 8:00 p.m., RSVP required to attend

Each year City staff conducts a training session for community planning group chairs and vice-chairs to maximize meeting effectiveness. Topics of discussion include agendas, running the meetings, Council Policy 600-24 Administration Guidelines, and the Brown Act. The workshop is intended to assist chairs and vice-chairs in maximizing meeting effectiveness techniques. It's also a great opportunity to hear dialogue about generally required procedures, operations of other community planning groups, and to share planning group experiences and information with other chairs and vice-chairs.

September 30, 2008 - Development Services Department “What to Know When Reviewing Projects” Workshop - *Advanced Workshop*

Location: 9192 Topaz Way, Kearny Mesa

Time: 6:00 p.m. - 8:00 p.m., RSVP required to attend

Council-recognized community planning groups have a role in the review of discretionary projects in

their community. This advanced development review training session is a follow-up to the basic session given at the 4-hour COW. This session will provide members with a higher level of understanding of the City's review process and additional techniques for providing effective comments to the City for consideration and inclusion with the decision makers' information on the project.

Action Items

1. Project Review –
 - a. 4846 West Mountain View, Map Waiver, PTS: 151733, JO#43-0494. To convert three existing residential units to condominiums on a 0.14 acre site, RS-1-7 zone. Proposing to waive requirements of a tentative map and a waiver for undergrounding overhead utilities. Identified key issues: parking spaces in the front yard setback; tenant 60 day notice; Building Conditions Report; pedestrian access to Unit 1; landscape plan.
 - b. Verizon Wireless project located on Bonnie Court, PTS 136385, to renew their use permit. The City apparently wants them to plant a street tree close to the community sign also initial review and comments that have been provided by community member Bob Forsythe will be provided at the meeting.
2. Planning Group member Jessica Oliver is resigning. A position is available.
3. Review and potentially approve NHCPG letterhead format. Examples to be provided.
4. Community Needs sub-committee to continue the development of Normal Heights Planning Group "wish list" for projects and prioritization. Members and attendees will review previous and new 'brain-storm' listings and discuss a prioritization process as time permits.

Committee Reports (All subcommittee meetings as scheduled are open to the public)

Housing –

1. Housing – (Holly Ritter) --
2. Community Needs – (Morris Dye) discussed above under Action Items
3. Facilities – Community Needs sub-committee reviewed and provided a prioritized items list the Mid-City financing plan. The update is to be submitted to Land, Use & Housing (LU&H) committee in May and heard by the City Council in June. Our priorities may need to be advocated further. City contact person is Cheryl Robinson, Facilities Financing Project Manager, City Planning & Community Investment, Ph (619) 533-3679, Fax (619) 533-3687, crobinson@sandiego.gov
4. Transportation (Morris Dye, Jim Baross) – I-15 Mid-City BRT Working Group continues reviewing potential projects. Next meeting May 13 at Metro Community Center 3910 University Ave.
5. Bylaws (position vacant) –
6. Canyons (Jeff Underwood) –
7. Library –
8. City Heights PAC – (Rudy Burlin)

New Business for the next meeting

Adjournment